

## **Exhibit C**

### **Demolition and Removal Locations**

Parcel 136 – Former 5-Star Auto Sales & Molly Maid Office / Converted House  
4270 South Highway 94, St. Peters, MO 63304  
South side of Route 94, St. Charles County

Parcel 137 – Former Sales Office World Outdoor Emporium / Converted House  
4218 South Highway 94, St. Peters, MO 63304  
South side of Route 94, St. Charles County

### **Demolition and Removal Specifications**

**1.0 Description.** All demolition and removal work shall be in accordance with Section 202 of the Missouri Standard Specifications except as herein amended or modified.

**2.0 Description of Buildings and Structures.** The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

### **3.0 Painted Concrete, Brick, and Block.**

**3.1** Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the contract documents.

**3.2** A small portion of the basement walls on Parcel 136 contains painted concrete that exceeds clean fill criteria as noted in the Painted Concrete Survey. All painted concrete that exceeds MDNR clean fill criteria and is not classified as hazardous waste shall be removed and disposed of at a demolition or sanitary landfill with other demolition debris in accordance with Sec 202.

**3.3** No heavy metal painted concrete was located for Parcel 137, therefore all concrete, brick, or block may be used as clean fill.

**3.4** All costs for removing, hauling, and disposing of painted concrete that exceeds clean fill criteria will be considered completely covered by the contract unit price for demolition and removal for each parcel with painted concrete disposal designated on the plans.

**4.0 Dust and Emissions Control.** Visible airborne dust generated by the contractor's operations is an air pollutant that is regulated by the MDNR and/or other applicable air pollution enforcement

authority. The contractor's work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and removal operations to minimize airborne dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

## **5.0 Incidental Demolition and Removal for ACM Removal.**

**5.1** The Asbestos Survey Reports describe the type and location of ACM's in the buildings and structures. Some ACM's which require removal prior to demolition of the building may be located beneath non-asbestos materials, located within walls, located within multiple layers of floor coverings, or otherwise require removal of some portion of the existing building or structure to gain access to the ACM.

**5.2** All demolition work required to remove non-asbestos materials to gain access to ACM's for proper removal will be considered incidental to the work and be considered included in the contract unit price for removal of the specified ACM. Multiple layers of ACM requiring removal such as two layers of friable floor sheeting will be measured and paid for separately.

**5.3** The house on parcel 137 has been vandalized and significant salvage has occurred. Cleanup and removal of debris will be required prior to asbestos abatement operations.

**6.0 Rodent and Pest Extermination.** Before beginning demolition the contractor shall exterminate rodents and pests in the buildings in accordance with local regulations. In the absence of local regulations, extermination shall be performed to the satisfaction of the engineer.

## **7.0 Future Roadway Fill Construction – Parcel 136.**

**7.1** Parcel 136 is in an area of future roadway fill therefore all backfill shall be thoroughly compacted to prevent future settlement of the roadway. The existing basement floor may be left in place and backfilled, but shall be thoroughly broken up prior to placing backfill. As described in Section 3.0 above, the basement walls are coated with a heavy metal based paint that shall be removed and disposed off the parcel prior to backfilling.

**7.2** Compaction of backfill shall consist of distributing all equipment movements over the entire backfill area and shall include at least three complete passes with a tamping-type roller over the entire area to be compacted. The tamping-type roller shall have tampers or feet projecting no less than 6 inches from the surface of the drum and shall have a minimum load on each tamper of 250 psi of tamping area. Compactive efforts shall be continued, if necessary, until the tamping feet penetrate no more than 2 inches into the layer of material being compacted. Continuous leveling and manipulating will be required during compacting operations and the moisture content shall be adjusted as necessary, in the judgment of the engineer, to permit proper consolidation. Dumping and rolling areas shall be kept separate, and no lift shall be covered by another until compaction complying with these requirements has been attained.

**7.3** If broken concrete, brick, block, stone, masonry, or rock is used for backfill these materials shall also be compacted by three complete passes of the tamping-type roller. A vibratory roller may be used if approved by the engineer and satisfactory compaction results are achieved.

## **8.0 Future Excavation - Parcel 137.**

**8.1** Parcel 137 is in an area of future excavation therefore all concrete basement and foundation walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, various slabs,

and any other types of incidental masonry materials shall be completely removed prior to backfilling. All material resulting from such removals meeting the requirements of clean fill, including asphalt pavement, shall be removed from the parcels and disposed off the right of way by the contractor. As an option, the contractor may elect to haul broken concrete from Parcel 137 and dispose in the basement excavation on Parcel 136 as backfill.

**8.2** Backfill material for all resulting trenches, holes, pits, etc. shall be clean rock-free soil from a source furnished by the contractor and approved by the engineer. Broken concrete, brick, block, stone, rock, or other masonry shall not be used for backfill.

**8.3** All costs for removing and disposing of concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings. No direct payment will be made for furnishing and placing backfill material.

**8.4** ATT fiber optic conduit has been installed beneath the basement of the house on parcel 137. The contractor shall take appropriate care to protect the ATT conduit during basement removal operations.

## **9.0 Pumping and Abandoning Septic Tank – Parcel 137.**

**9.1** The septic tank on parcel 137 is in an area which cannot be excavated due to the presence of an adjacent building and retaining walls therefore the tank shall be pumped out and abandoned in place. Work shall be in accordance with Section 202.20 of the Standard Specifications except as herein modified.

**9.2** After pumping and properly disposing the contents, the tank shall be filled with flowable backfill and abandoned in place in lieu of breaking up the tank and backfilling. Flowable fill shall be a commercial mix with a minimum 28-day compressive strength of 50 psi and with 100% of the aggregate being  $\frac{3}{4}$  inch or less in size. Flowable backfill will be tested for consistency by filling an open-ended 3-inch diameter, 6-inch high cylinder to the top with the mixture and immediately pulling the cylinder straight up. The correct consistency of the mixture shall produce an approximate 8-inch diameter circular-type spread with no segregation.

**9.3** Payment for pumping and abandoning the septic tank will be considered full compensation for all labor, equipment, and material required to dispose of tank contents and backfill the tank with flowable fill. No separate measurement or payment for the quantity of flowable fill will be made.

## **10.0 Pollution, Erosion, and Sediment Control.**

**10.1** The contractor shall exercise effective pollution, erosion, and sediment control practices on all parcels in accordance with Sec 806.

**10.2** The contractor shall furnish and install sediment control devices on Parcel 136 as shown in the bid quantities and as directed by the engineer. After removal of the existing building the erodible area is potentially large enough and the terrain is sloped such that silt may move off the parcel. All costs for pollution, erosion, and sediment control on Parcel 136 will be considered completely covered by the contract unit price for Silt Fence as listed in the quantities.

**10.3** It is not anticipated any sediment control devices will be required for the work on Parcel 137 since the erodible area is small and the area around the building is paved. However the engineer may require the contractor to furnish and install sediment control devices, such as temporary berms, silt fence, or mulch, at no cost to the Commission if the contractor's operations result in excessive silt

moving off the parcel. All costs for pollution, erosion, and sediment control will be considered incidental to the demolition and removal work and be considered completely covered by the contract unit price for demolition and removal on each parcel.

#### **11.0 Finished Surface for Demolished Parcels.**

**11.1** The backfilled areas where the demolished buildings were located shall be surfaced with aggregate. The aggregate surfacing shall be 4" thick gravel, crushed stone, or crushed concrete with 100% of the material being one inch or less in size. No testing of the aggregate will be made. Acceptance of quality and size of material will be made by visual inspection at the job site.

**11.2** All costs for furnishing and placing aggregate surfacing will be considered completely covered by the contract unit price for demolition and removal for the parcel. No direct payment will be made for furnishing and placing aggregate surfacing.

**12.0 Changes in the Work.** When necessary to satisfactorily complete the project, the Missouri Department of Transportation (MoDOT) reserves the right to change quantities or make other changes for which there are no provisions included in the contract.

**12.1** If the work does not involve a significant change in the quantity (either up or down) of an established contract item, then the contractor shall complete the work as necessary and payment will be made at the established contract unit prices.

**12.2** A significant change is defined as an increase in excess of 125% or decrease below 75% of the original contract quantity on a major item of work. A major item of work is defined as any contract item with an original value in excess of 10% of the original contract amount.

**12.3** If the work involves a significant change in the quantity of a major item then an equitable adjustment may be made to that item's unit price. Either MoDOT or the contractor may request that such an adjustment be made and the contractor shall furnish such information needed to establish the equitable price adjustment. Such adjustment will be determined based on the contractor's actual costs to perform the work, excluding any anticipated profits from work not performed. This determination will be consistent with the contractor's other proven costs to perform the contract work, as shown in the contractor's bid computations and project cost records.

**12.4** If the change involves an item for which no price is established in the contract then an equitable adjustment will be agreed to by both MoDOT and the contractor prior to performance of the work. Such adjustment will be determined based on the contractor's actual costs to perform the work. If a basis cannot be agreed upon, then an adjustment will be made in such amount as MoDOT may determine to be fair and equitable.